



**Flat 2 Strawberry Gardens, 16 Victoria Road North
Southsea, PO5 1PN**

Asking Price £195,000

co^ogroves

Sales, Rentals and Block Management

Flat 2 Strawberry Gardens, 16 Victoria Road North, Southsea, PO5 1PN

2 BEDROOM GROUND FLOOR APARTMENT WITH ON SITE PARKING AVAILABKE. The accommodation comprises 2 double bedrooms, good size lounge, fitted kitchen with appliances, bathroom. Located in this convenient area close to amenities, shops, cafes, bars, restaurants, bus routes, train station, Albert Road, Palmerston Road and Southsea Seafront. The property can be offered with no forward chain or with the current tenant in situ who is paying £895pcm.

Communal Entrance

Security entry system giving access to communal hall.

Flat Front Door To:

Entrance Hall

Laminate flooring, storage cupboard, security entry phone, spotlights.

Lounge

12'6 x 16'5 max (3.81m x 5.00m max)
3 double glazed sash style windows to front, laminate flooring, radiator.

Kitchen

7'4 x 11'4 (2.24m x 3.45m)
Double glazed sash style window to side, one and a half bowl stainless steel sink unit with range of wall and base cupboards with work surfaces over, built in oven, hob, extractor, integrated fridge/freezer, washing machine, part tiled walls, tiled flooring, spotlights, cupboard housing gas boiler, space for table and chairs.

Bedroom 1

12'9 x 9'8 (3.89m x 2.95m)
2 Double glazed sash style windows to rear, radiator.

Bedroom 2

13'9 x 9'8 max (4.19m x 2.95m max)
Double glazed sash style window to rear, radiator.

Bathroom

9'7 x 5'6 (2.92m x 1.68m)
White suite comprising bath with shower

attachment, shower screen, wash hand basin, WC, tiled walls, tiled flooring, spotlights, extractor, double glazed sash style window to side.

Residents Parking

Communal parking bays on a first come first served basis.

Additional Information

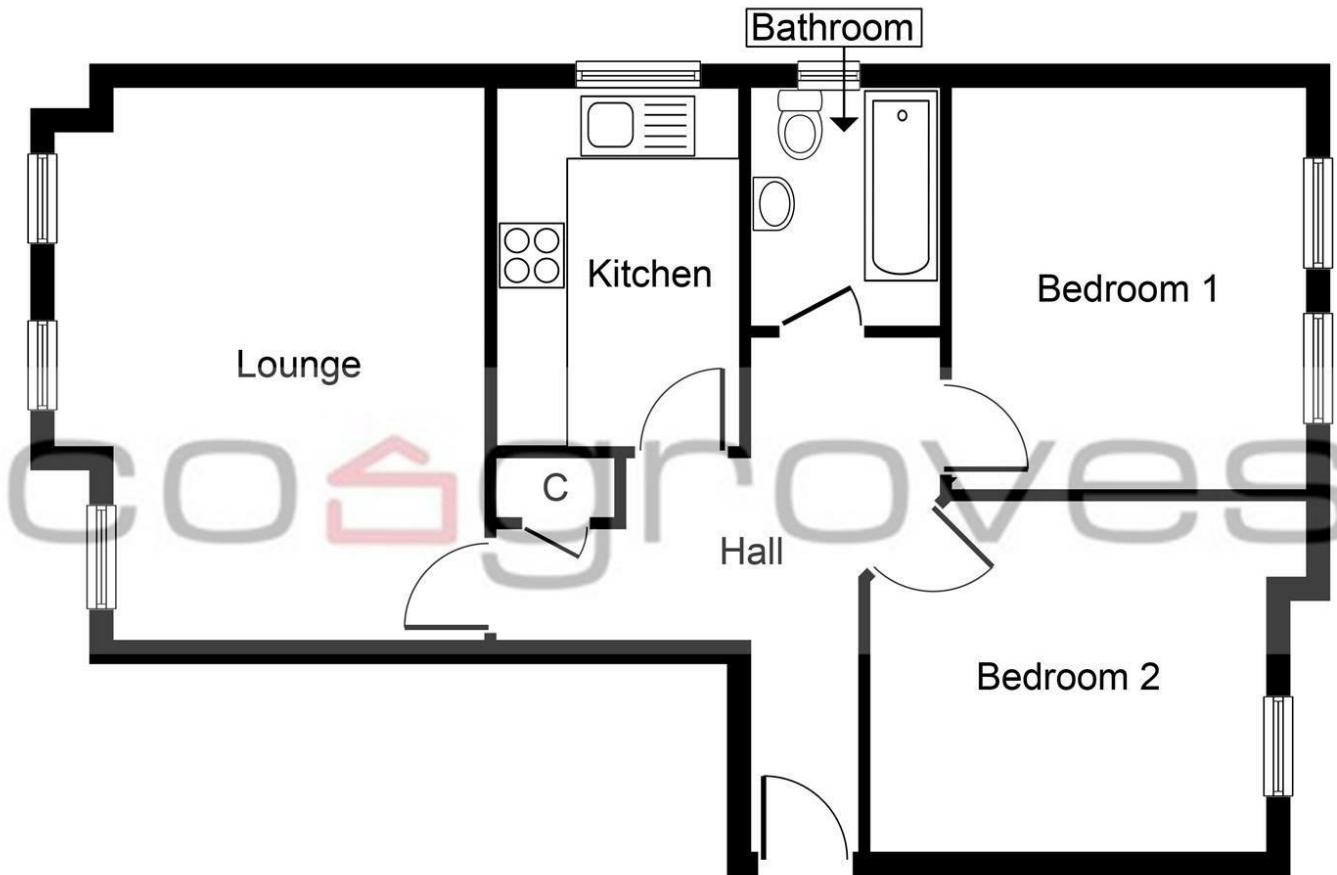
Tenure - Leasehold
Service Charge - £1852pa (includes buildings insurance)
Ground rent - £150pa
Lease - 125 years from 01/03/2003 - 103 years remaining approximately.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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